

# Accessory Dwelling Unit

An Accessory Dwelling Unit (ADU), sometimes called a “mother-in-law” unit or “granny” flat, is allowed on all single-family lots. It is a separate living unit complete with kitchen that can be rented out or used by a family member.

## Ownership

The owner of the property must live in either the main house or the ADU. The ADU may not be subdivided or otherwise segregated in ownership from the main unit. It is part of the property.

## Size

Attached and detached ADU's are limited to half the size of the main house. For instance, if the main house is 1,400 square feet, the ADU cannot be larger than 700 square feet. *Exception: An ADU interior to the residence may be larger than 50 percent of the primary residence where the unit is located on a separate floor and shares a common roof.*

## Parking

One off-street parking space is required for an ADU in addition to the two parking spaces required for the main house. This requirement may be met using tandem (end-to-end) spaces. A two-car garage and a driveway at least 20' long and 16' wide amounts to four spaces.

## Permit

An accessory dwelling unit permit is required, in addition to any required building permit. A notice on title must be recorded with an ADU permit. This notice is a permanent record that your ADU is legal as long as it conforms to the Code requirements. City staff will develop the notice on title when you apply for the ADU permit, and send it to you with instructions on how to get it recorded at the King County Recorder's Office. The notice on title must be recorded prior to issuance of the ADU permit.

Permit applications for the ADU will need to include a site plan (to scale) showing all existing and proposed buildings and parking and driveway areas; the total floor area of the main house, and the total floor area of the ADU. The new development will have to meet all of the zoning restrictions for your area, including building setbacks, coverage and impervious surface restrictions and height limitations. Building code requirements for unit separation must also be met.

Permit applications and checklists are available at the Planning & Community Development Services front counter, at 17500 Midvale Avenue North.